

## OWN YOUR OWN HOME

### NEW BUILDING TO COST \$6,000,000

Work will begin next week on the construction of a new building on Connecticut avenue, at the site of the former Convent of the Visitation, at a cost of approximately \$6,000,000. The building will contain a motion picture theater with a seating capacity of more than 3,000 and numerous store buildings along Connecticut avenue, which will be used for automobile salesrooms and other business purposes.

Although plans have only been completed for the construction of the theater and stores, arrangements are also being made by the firm of Allan E. Walker & Co., for the addition of other improvements which will complete the rebuilding of this prominent block.

The brick wall which has surrounded the Convent of the Visitation since 1867, will be demolished, work beginning next week. Soon afterward the entire property, which is bounded by Connecticut avenue, Seventeenth, DeSales and M streets, will be under improvement.

The property is being transferred by the Allan E. Walker Company to William T. Gallier, president of the American National Bank. The sellers were represented by Thomas J. Fisher & Co.

According to present plans the building will be located on DeSales street, but will have a thirty-foot lobby from Connecticut avenue, with store fronts on either side. The plans were drawn by J. H. Desbours, architect.

The project is one of the largest begun in the district in recent years.

Its building at this time is testimony in the faith of those behind the project in the future of lower Connecticut avenue as the coming business center of Washington.

### MASSACHUSETTS AVENUE HEIGHTS LOTS IN DEMAND

Over a dozen parcels of land were sold during the past week by the John W. Thompson Company in their new Massachusetts Avenue Heights subdivision. This addition was just opened by the Thompson firm a few weeks ago.

Anticipating the eventual demand for homes on this property the builders have ordered several carloads of materials so as to facilitate construction. Work will begin on many homes here in the immediate future.

# HIGH COST OF BUILDING DUE TO UNCERTAINTY OF LABOR

## To Stimulate Building

By RONALD S. O'NEILL.

What will stimulate building? That more homes, apartments and business blocks are needed in Washington has long been common knowledge. That the demand for housing facilities of all kinds is increasing, and will continue to increase for some time, is also admitted by the most conservative prophets of Washington's future.

Many plans have been advanced, by the informed and the uninformed, to encourage and stimulate construction work. But the demand still far exceeds the supply.

One plan that has been suggested here and elsewhere would exempt from taxation for a certain period of years all buildings erected now. There is more of evil than of good in such a suggestion. The amount of taxes necessary for the conduct of the government cannot be lessened now. To remove buildings from taxation would be to shift the burden elsewhere. An even, rather than an uneven, system of taxation is always preferable.

The great underlying cause of the lack of building is the prevalence of high prices for building materials and for wages and the great uncertainty of the labor situation. Strikes and threatened strikes, here and everywhere, are the real cause for the slack in building work.

High prices are usually due to a demand greater than the supply. This is the cause of high building material prices now. Labor has curtailed the number of hours it will work and the amount of work it will do during those hours. PRODUCTION has been lessened—there the trouble lies.

No one disputes the wages paid labor today. The laborer is entitled to his hire, but he must also be content to do a fair day's work for the higher wages he is being paid. The contention that the less work a man does the more work will remain to be given to fellow workmen is based on false argument. There is plenty of work for all. With an insistent demand the country will find an outlet for all the materials that can be turned out by labor.

No temporary remedy will better the building situation. Any plan that would work permanent good must strike at the heart of the trouble—lessened production. High wages are not the real deterring factor, lessened production is. Increase the production of materials in the building and allied industries and construction will flourish.

There is no dispute that a fair day's work should be rewarded with a fair day's pay—but for fair pay labor must be content to do a fair day's work.

### CHASTLETON APTS. WILL BE ENLARGED

Arrangements have been completed for the immediate construction of an annex to the Chastleton Apartment Building now in course of construction at Sixteenth and R streets northwest. The new section will be eight stories high and will front 140.5 feet on Sixteenth street, with a depth of 252 feet. It will contain 150 apartments of from one to four rooms, besides kitchen and bath. All the apartments above the first floor will have private porches off the living room.

The annex will be constructed in the same architectural style and height as the Chastleton so that the structure will be one complete building, with a frontage of 234.5 feet on Sixteenth street and 552 feet on R street. It will extend from the corner of R and Sixteenth streets to within 40 feet of the Scottish Right Temple. This space is left to furnish light. The complete Chastleton apartment will contain 310 apartments and 1,000 rooms.

The transaction was handled through the F. H. Smith Co. Valued at \$3,000,000.

In connection with the financing of the Chastleton Apartment Annex, S. W. Straus & Co. have underwritten a first mortgage 6 per cent serial bond issue of \$725,000. The total valuation of the property is placed at \$3,000,000.

The bonds are the direct obligation of the District Apartment Corporation. The builders estimate that the annual earnings, on which the bonds are a first lien, will be \$125,000. This is based on a schedule of rentals materially below those now being obtained in leases made for Chastleton building accommodations, with liberal allowances for vacancies, repairs and redecoration. With regard to this improvement S. W. Straus & Co. have made the following statement:

"The construction of the Chastleton Annex Apartment Building is the direct result of the enormous demand for apartment accommodations in the Chastleton Apartment Building on which we made a loan some time ago. This demand far exceeds the available supply of apartments, and the owners of the property estimate that applications already on hand are more than sufficient to rent the Chastleton Annex to capacity.

"We have great faith in the future of Washington and believe that as a distinguished residential city it will take rank with the great capitals of the world. There is an enormous demand for superior housing accommodations which will continue as the city grows in magnificence and importance.

"From the standpoint of an investment in an apartment house property, Washington offers many splendid advantages, for no matter what business conditions might be in other parts of the country a great number of well-paid government officials and foreign representatives will retain their residence in Washington steadily."

### We Beg to Advise You—

Real Estate Editor, Washington Times: I have purchased a house for my own occupancy and am now getting possession. Is there any way for me to do this without a lawsuit? I have asked the tenants to move but they refuse to do so. I am now renting and absolutely need this house for my own use. C. A. K.

If the tenants will not agree to move there is no way to get possession of your property except through an eviction suit. Thirty days' notice is required in advance of the bringing of the suit in eviction.

Real Estate Editor, Washington Times: How soon will the new rent law for Washington take effect and what protection is afforded me in the meantime? I have been ordered to move from my apartment or pay a large increase in rent. How do I go about protecting myself against this profiteering and how can I retain possession of my apartment at a reasonable rental?

The new rent law provides for the appointment of a rent commission by the President, to be approved by the Senate. The appointment of this commission will be made shortly, and it will begin its duties immediately. Meanwhile the Saulsbury act is still in effect, and you cannot be forced to move or pay a higher rental so long as you abide by all the reasonable terms of your tenancy.

### ATTENTION!

Questions concerning realty, and rights of landlord and tenants will be cheerfully answered, without cost, by the Real Estate Editor of The Times. It is not our intention to take the place of your lawyer, if from the statement of your case we advise you should have personal legal advice you will be glad to so advised. If there are any doubts in your mind concerning lease, purchases, estates, or any similar matter, you are invited to send a COMPLETE statement of your problem to us. Address your letter to: Real Estate Editor, The Washington Times.

## LIST YOUR PROPERTIES FOR SALE HERE

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### \$3,000,000 Apartment Will Be Largest In City



Contract has been awarded for the addition of an annex to the Chastleton Apartments at Sixteenth and R streets northwest, which will provide a total of 1,000 rooms. Valuation of the entire project has been placed at \$3,000,000.

### NEW APARTMENT AT FARRAGUT SQUARE

Plans are under way for the construction of an eight-story bachelor apartment at the northeast corner of Seventeenth and K streets. The property was purchased Thursday by Timothy T. Ansberry from William T. Gallier for a consideration in the neighborhood of \$100,000.

The sale was made by Milton J. Boucher, secretary of the Ernest Hall Coolidge Company, in connection with Allan E. Walker and the James J. Langston Company.

The property has a frontage of 53½ feet on K street and a depth of 118 feet along Seventh street to a paved alley.

The apartment, which will contain 160 rooms, is expected to be completed by next summer. It will be equipped with a gymnasium and swimming pool. The interior of the first floor will contain a spacious marble lobby and a large lounge with a colored glass dome overhead. A cafe will be located in the basement.

This apartment will be one of the most modern in the city and it will be the largest bachelor apartment in the District.

### PROPERTIES SOLD BY F. P. SHEEHY

Frank P. Sheehy, real estate broker at 1410 G street, reports the sale of an apartment building and a number of homes during the past week. The properties are located in all parts of the city and were sold at prices ranging from \$3,000 to \$30,000.

The Bloomingdale Apartments at 54 Rhode Island avenue, were sold by Mr. Sheehy to a local investor for \$30,000. The building is four stories high and contains eight apartments of five rooms and bath each.

The attractive detached home at 2810 Joselyn street, Chevy Chase, was sold by Mr. Sheehy for D. J. Dunigan. The consideration was withheld. The house contains ten rooms and two baths. There is a garage on the property. The purchaser will occupy the property.

The two-story home at 53 L street northeast, was sold by Mr. Sheehy to Stephen Goggins, who will occupy it. This house contains six rooms and bath.

The semi-detached frame house at 2314 P street was sold for George C. Hilleary to Martha E. Small for a consideration in the neighborhood of \$8,000. The house contains eight rooms and bath.

The two-story brick home at 500 Virginia avenue southeast, was sold by Mr. Sheehy to Guy E. Ewell, who will occupy it. The house contains eight rooms and bath and is modern in every way.

The pressed brick house at 1020 F street northeast was sold to Robert O'Neill, who will occupy it. This house is two stories high and contains six rooms and bath.

## BUY REAL ESTATE NOW

### SHANNON & LUCHS SELL FINE HOMES

Two of the new bungalows being built by Shannon & Luchs on Jefferson street were sold during the past week. The house at 1307 was acquired by F. G. Hoffman, while Mrs. Harriet F. Allen bought the one at 1358.

These bungalows are located in the city's most attractive suburban additions. They are of the latest bungalow type of construction and contain seven rooms and bath. The property at 3106 Thirteenth street, a bungalow built by Shannon & Luchs a few years ago, was resold by W. Stokes Sammons to M. Theodore Simmons, who will occupy it as his home. This bungalow is somewhat similar to the new bungalows on Jefferson street. It is located just one block from Fourteenth street in a pleasant neighborhood.

Mrs. M. A. Hanna bought the property at 610 Kenyon street, in Packview, from C. E. Swihart. The house contains six rooms and was purchased as an investment.

Henry S. Selden bought an attractive modern home at the corner of Seventh and G streets northeast, from Fritz W. Baum. All the sales were made through the real estate firm of Shannon & Luchs.

### LEADING REAL ESTATE DEALERS

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Seven large rooms and bath. Lots 17½ feet by 100 feet to wide paved alley. Prices \$5,000.00 to \$5,500.00. Reasonable terms.

### See Welch

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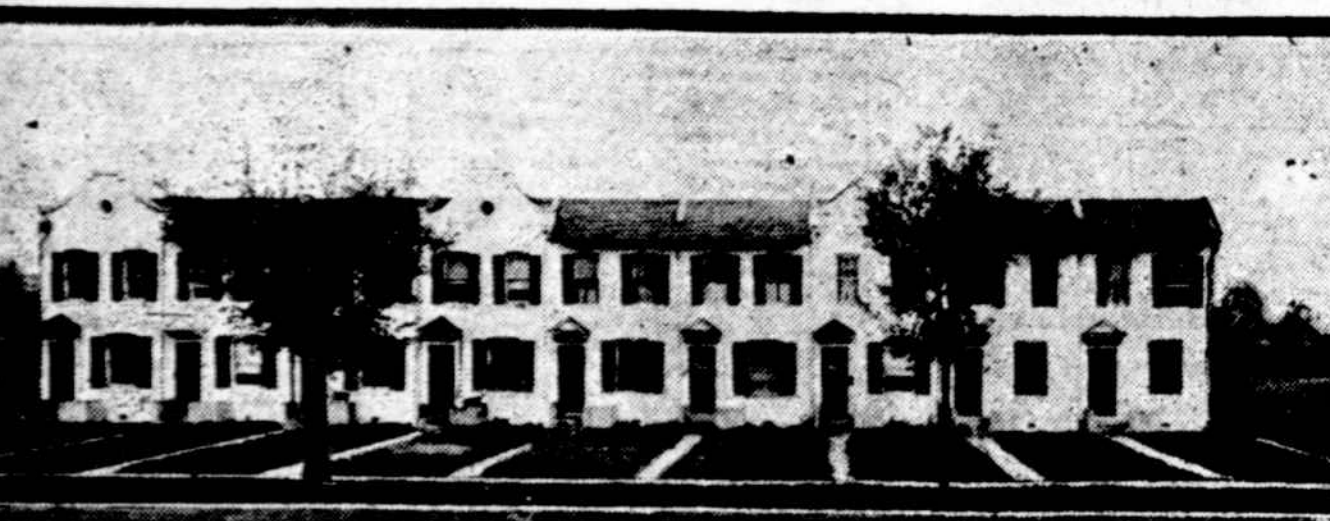
National Savings and Trust Company Bldg., 15th and New York Ave.

### NEW ADDITION NEAR SITE OF NAVY YARD

Washington Highlands is the scene of the latest suburban development around Washington. E. M. Peterson, a local real estate man, placed the new property on the market during the past week.

Located within short walking distance of the Navy Yard and Steel Plant, the property is finding a ready market. A surprising amount of activity has been prevalent in this neighborhood during the past year. In this time between seventy and eighty houses have been begun.

## AN EASY WAY TO SOLVE YOUR RENT PROBLEM



### PAY \$500 CASH

For one of these small attractive homes consisting of 4 rooms, large bath and closets, with a big front and rear yard leading back to an alley. The price for one of these homes is \$2,750 and you pay the balance in monthly payments—probably less than what you now pay for rent each month.

### 6 SOLD

Location of these homes is on Potomac avenue southeast, convenient to Capitol Traction cars.

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## BUY A HOME

For Your Children's Sake

Buy a home out where there are trees and flowers, where there's room for a garden and a yard for your children to romp around in. Mothers and fathers—do this for your children and for yourselves.

You know that rent money never comes back. The same amount paid on a home each month, with a little extra added now and then, soon puts the deed for the house in your name. Every day there's a list of "For Sale Houses" in this paper. Look it over for the house you want.

Read the Want Ads in

The Washington Times